185.A	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	729,700 / 729,700
					USE VALUE:	729,700 / 729,700
					ASSESSED:	729,700 / 729,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PANDIAN LAKSHMI SOUNDARA
Owner 2:	
Owner 3:	
Street 1:	78 HATHAWAY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RAMACHANDRAN LENIN RAMASAMY & -
Owner 2:	PANDIAN LAKSHMI SOUNDARA -
Street 1:	78 HATHAWAY CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,470 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1959, having primarily Vinyl Exterior and 1814 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7470.000	323,900		405,800	729,700
Total Card	0.171	323,900		405,800	729,700
Total Parcel	0.171	323,900		405,800	729,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.26 | /Parcel: 402.2

Legal Description

User Acct 131501

GIS Ref

GIS Ref

Insp Date 09/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 185.A-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	323,900	0	7,470.	405,800	729,700	729,700	Year End Roll	12/18/2019
2019	101	FV	227,300	300	7,470.	405,800	633,400	633,400	Year End Roll	1/3/2019
2018	101	FV	214,900	0	7,470.	342,000	556,900	556,900	Year End Roll	12/20/2017
2017	101	FV	214,900	0	7,470.	313,000	527,900	527,900	Year End Roll	1/3/2017
2016	101	FV	214,900	0	7,470.	296,300	511,200	511,200	Year End	1/4/2016
2015	101	FV	209,800	0	7,470.	257,600	467,400	467,400	Year End Roll	12/11/2014
2014	101	FV	209,800	0	7,470.	238,300	448,100	448,100	Year End Roll	12/16/2013
2013	101	FV	209,800	0	7,470.	226,700	436,500	436,500		12/13/2012

!14403!

PRINT

Date	Time
12/11/20	04:15:37

LAST REV

Date	Time
02/25/20	09:40:17

danam

14403

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAMACHANDRAN LE	1494-119		8/10/2016	Convenience	1	No	No		
JENKINS RICHARD	1477-64		8/17/2015		505,000	No	No		
HAJJAR DOLORES	1204-35		4/30/1999		297,000	No	No		
	871-63		1/23/1976		44,900	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2019	1356	Re-Roof	10,500					
7/7/2019	1004	Redo Bat	6,000	C				
8/31/2017	1131	Wood Dec	5,000	C				
8/18/2017	1065	New Wind	12,100	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2019	Info Office	MM	Mary M
9/8/2018	Inspected	BS	Barbara S
8/3/2018	MEAS&NOTICE	BS	Barbara S
5/10/2016	Sales Review	PT	Paul T
11/13/2008	Measured	197	PATRIOT
6/19/2000	MLS		
1/13/2000	Mailer Sent		
1/6/2000	Measured	163	PATRIOT
7/20/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	131501
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7470		Sq. Ft.	Site		0	70.	0.78	7			Easemen	-10					405,783						405,800	

Total AC/HA: 0.17149 | Total SF/SM: 7470 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 405,783 | Spl Credit | Total: 405,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	26.74	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.22883129
Const Adj.:	0.99989998
Adj $ / SQ:	165.876
Other Features:	94800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	442120
Depreciation:	118223
Depreciated Total:	323897

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 4 | Baths: 2 | HB

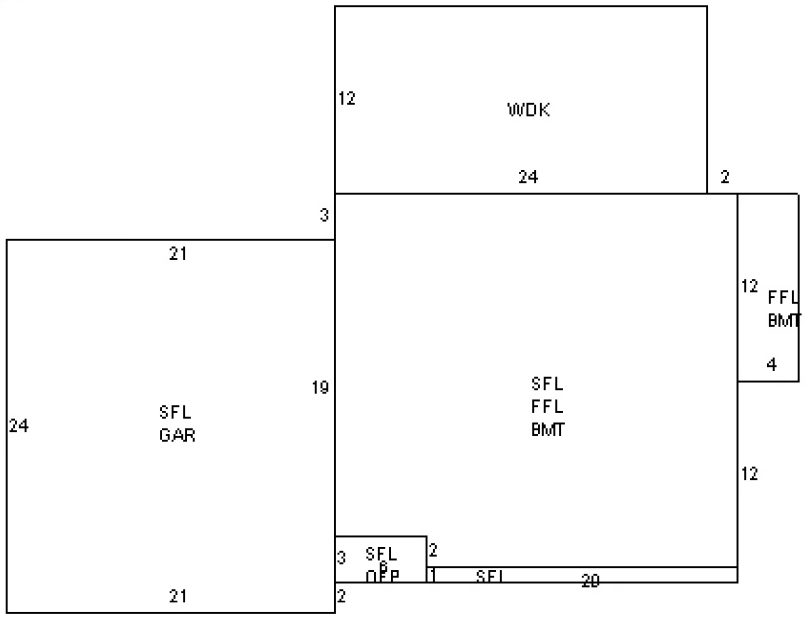
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	165.88
Special Features:	0	Val/Su Net:	98.63
Final Total:	323900	Val/Su SzAd	178.56

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,154	165.880	191,420
BMT	Basement	660	49.760	32,843
FFL	First Floor	660	165.880	109,478
GAR	Garage	504	19.960	10,059
WDK	Deck	288	9.470	2,728
OFP	Open Porch	18	44.000	792

Net Sketched Area: 3,284 | Total: 347,320

Size Ad 1814 | Gross Are 3284 | FinArea 1814

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x12	A	AV	2018	0.00	T	1	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

185.A-0003-0005.0

IMAGE

AssessPro Patriot Properties, Inc